

**Village of Angel Fire
3388 Mountain View Blvd.
PO Box 610
Angel Fire NM 87710
(575) 377-1389**

**Public Notice
Planning and Zoning Commission
Regular Meeting Agenda
June 2, 2016 at 5:00PM Village Hall Meeting Room**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Agenda**
- V. Approval of Minutes**
 - A. Minutes of the May 5, 2016 Regular Meeting**
- VI. Requests and Responses from the Audience**
- VII. Announcements and Proclamations (Limit to 3 minutes)**
- VIII. Old Business**
 - A. Title 9 Chapter 11 Article C**
- IX. Adjournment**

Next Regular Planning & Zoning Meeting will be: Thursday, July 7, 2016

The Public is welcome and Invited to Attend

Terry Cordova, Village Clerk
Post: 5-26-16

Barbara Cottam, Mayor

AGENDA MAY BE PICKED UP AT VILLAGE HALL
3388 MOUNTAIN VIEW BLVD, ANGEL FIRE NM 87710
AGENDA MAY ALSO BE VIEWED AT OUR WEBSITE: www.angelfiren.m.gov.
IF YOU ARE AN INDIVIDUAL WHO IS IN NEED OF ANY AUXILLARY AID OR SERVICE TO
ATTEND THE MEETING, PLEASE CONTACT THE VILLAGE CLERKS OFFICE 48 HOURS PRIOR TO
THE MEETING

**VILLAGE OF ANGEL FIRE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
May 5, 2016**

I. CALL TO ORDER

Chairman Stille called the meeting to order at 5:00 PM.

II. PLEDGE OF ALLEGIANCE

Chairman Stille called for the flag salute.

III. ROLL CALL

Present were Chairman Stille, Vice Chairman Davis, Commissioner May, and Commissioner Lanon. Commissioner Orndorff was absent.

IV. APPROVAL OF AGENDA

Vice Chairman Davis made a motion to approve the Agenda of the May 5, 2016 meeting; Commissioner Lanon seconded the motion. Motion passed.

V. APPROVAL OF MINUTES

March 3, 2016 Regular Meeting

Vice Chairman Davis made a motion to approve the minutes from the March 3, 2016 Regular Meeting; Commissioner Lanon seconded the motion. Motion passed.

VI. REQUESTS AND RESPONSES FROM THE AUDIENCE

Jeff Weeks announced he had submitted a letter to the Mayor to join the Commission.

VII. ANNOUNCEMENTS AND PROCLAMATIONS

Burl Smith and Austin Harvey are attending NMLZO.

VIII. OLD BUSINESS

A. Discussion on Title 9 Chapter 11 Article C

Commissioner Lanon made a motion to approve the changes to Title 9 Chapter 11 Article C; Commissioner May seconded the motion. The Commissioners had some discussion on owner suggestions that had been made and made some changes to certain areas. Commissioner Lanon made a motion to amend that staff make changes to the ordinance and bring it back to the Commission for final approval at the June regular meeting; Vice Chairman Davis seconded the amended motion. Motion passed.

IX. ADJOURN: Chairman Stille adjourned the meeting at 6:43 PM

Passed and Approved this Thursday, June 2, 2016 at 5:00 PM.

Chairman

ATTEST:

Terry Cordova, Village Clerk

TRANSCRIBED:

Christine Breault

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CHAPTER 11
COMMERCIAL DISTRICTS

ARTICLE C. MVB - MOUNTAIN VIEW BLVD.
[NORTH] CORRIDOR OVERLAY ZONE

SECTION:

- 9-11C-1: Purpose
- 9-11C-2: Permitted Uses
- 9-11C-3: Conditional Uses
- 9-11C-4: Development Standards
- 9-11C-5: [Architectural Guidelines]
- [9-11C-6] Miscellaneous Standards

- 9-11C-1: **PURPOSE:** The purpose for which the MVB overlay district is created is to ensure that the Village's principal arterial streets are developed in a consistent and orderly manner that compliments the natural setting of the Moreno Valley.

[Currently, there are very few buildings in Angel Fire that are fifty (50) years old to qualify as historical. There is not an existing historical area to preserve. In corporate America, we are witnessing the homogenization of most cities and towns to the point that it is difficult to distinguish one main street from another.]

- 9-11C-2: **PERMITTED USES:**

- A. All the permitted uses of the underlying zone.

- 9-11C-3: **CONDITIONAL USES:**

- A. All of the conditional uses of the underlying zone

- 9-11C-4: **DEVELOPMENT STANDARDS:**

- ~~A. All of the development standards of the underlying zone shall apply.~~

- ~~B.~~[A.] Area covered by Overlay Zone: All lots, tracts, and parcels that share a common boundary with Mountain View Blvd. [or with US Highway 64] shall be included in this overlay zone [excluding R-1 Single Family and O-3 Greenbelts/O-4 Golf Course and Recreation Areas]

[B. Minimum Lot Area: Five thousand (5,000) square feet.

C. Minimum Front Lot Width: Fifty feet (50').

D. Building Setbacks:

1. Minimum front setback: Fifty feet (50') from Mountain View Blvd. or US Highway 64

2. Minimum side setback: Ten feet (10').

3. Minimum rear setback: Twenty feet (20').

E. Maximum Building Height: Forty feet (40'); chimneys, forty five feet (45').

F. Open Space: Twenty percent (20%) of the lot area shall be open, unencumbered, and free of any building or structure.

G. Site Plan Approval Required: All additions and/or new commercial and residential projects must secure site plan approval from council, with a recommendation from the commission prior to the issuance of a building permit.

H. Parking: The following requirements are in addition to the parking requirements in section 9-7-4 of this title:

1. Employee parking: Must show spaces or a plan for employee parking on site plan prior to approval.

I. Any subdivision of any lot, tract, or parcel must be approved by Council with a recommendation from the Planning and Zoning Commission.

9-11C-5: ARCHITECTURAL GUIDELINES:

Generally accepted architectural styles shall be compatible with Angel Fire alpine environment and may include alpine mountain or Territorial/Spanish revival styles.

These are characterized by deep eaves, heavy timber, rough finishes of wood and stone, steeply pitched roofs with prominent and varied roof planes. Parapet walls with earth tone stucco finishes, deep eaves, exposed wood window lintels, rounded corners on walls, doors and windows, and multiple facades stepped up and set back with each building level.

A. Mass Limitation: All additions and/or new commercial and residential construction that exceeds a twenty thousand (20,000) square foot footprint shall be designed in such a way that the massing appears to the viewer as two (2) or more building blocks.

B. Pedestrian Features: Buildings with facades that are greater than one hundred feet (100') in width shall be visually broken up with mature landscaping (see section 9-7-5 of this title), portals, covered walkways, courtyards or other design features that are pedestrian friendly. Facades shall incorporate at least one or a combination of the

following features along a minimum of fifty percent (50%) of the length of the primary facade:

1. Display windows, provided the sill height does not exceed forty five inches (45") above the finished floor and the overall glass height is a minimum of forty eight inches (48"). Where windows are provided, they shall not be mirrored or opaque along the ground floor.
2. Doors/entrances.
3. Portals, arcades, canopies, trellises, or awnings associated with windows or other three-dimensional elements that provide shade and/or weather protection.
4. Raised planters located adjacent to the facade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees.
5. Pedestrian sidewalks, a minimum of eight feet (8') in width, shall be provided along the entire length of major facades containing building entrances.

C. Building Facades: In order to avoid blank building facades, facades shall incorporate at least one of the following features:

1. Wall plane projections or recesses shall be at least two feet (2') in depth, occurring at least every one hundred feet (100').
2. A vertical change in color, texture, or material occurring every fifty (50) linear feet.
3. A change in visible roof plane or parapet height (in the case of pueblo/Spanish revival style) for every one hundred feet (100') in length.

D. Color:

1. Stucco and faux rocks of earth tone shades of brown, clay or coral with wood stained trim or colored accents.
2. Wood/faux wood sided buildings using natural stains or earth tone colors.
3. The painting of any part of buildings with bold patterns, checks, and using buildings as signs is prohibited.

E. Rooflines:

1. A minimum twelve inch (12") overhang is required unless parapet walls are utilized in the design.

2. The use of dormer windows is encouraged. Parapet walls shall conceal the roofline completely.

3. Parapet roof downslopes shall face away from Mountain View Boulevard and U.S. 64.

4. Entryways shall be designed to shed water and snow away from entries.

5. For roof materials, see subsection 9-7-11E of this title.

F. Doors And Windows: The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows located under the portals/walkways of commercial buildings and applications of passive solar features.

G. Garage Doors And Drive-Through Facilities: Unscreened garage doors, automobile service bays and drive-through facilities shall not be located facing Mountain View Boulevard.

H. Building Service Areas: Areas for loading and unloading, trash collection and disposal, and utility services must be located away from and screened from view from Mountain View Blvd or Highway 64.

I. Mechanical Design: All heating/cooling and other mechanical equipment mounted on the building must be screened from view by an architectural element of the building. Overhead wiring is prohibited.

J. Signage:

1. Only backlit signs are permitted as lighted attached signage. Monument signs may be downlighted as long as there is no light spillage to adjacent sites.

2. Canopy signage displaying company logos are permitted and will not be counted as part of the permitted signage, provided there is no text. Text on canopies will be calculated as part of the permitted freestanding signage.

3. Sign frames and posts shall be made of heavy timber. Other materials such as metal or concrete frames shall be stuccoed or have a wood veneer.

4. All other provisions of chapter 8 of this title shall apply.

K. Solar Applications: Solar and other energy collecting and conserving features are strongly encouraged to be incorporated into the structure.

1. Solar shall be hidden from public view by a screening device or disguise. Screening methods include: benches, berms, landscaping or buildings to block from public view,

and ground mounted apparatus. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided.

2. Solar wind turbines are permitted provided they do not exceed 15 feet (15') in height measured from the ground.

L. Vehicular Access: Vehicular access to the site shall be from streets other than Mountain View Boulevard wherever possible. These streets shall be perpendicular to and connected to Mountain View Boulevard. However, if it is determined that vehicular access will be from Mountain View Boulevard, then ingress/egress shall be limited to two driveways and will include an acceleration and deceleration lane as per NMDOT specifications.

M. Landscape/Screening: Landscape screening shall be provided where nonresidential development abuts residential zoning and along Mountain View Boulevard within the ten foot (10') landscape setback.

1. Landscape Strip: A landscape strip at least ten feet (10') in width shall be provided along the residential/nonresidential zone.

2. Buffer Landscaping: The buffer landscaping should consist of a mix of evergreen trees and deciduous trees. It can also be burning with shrubs and plants or mulch and moss rocks.

3. Wall Or Fence Required: Where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot (6') high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone; chain-link fence with slats shall not constitute acceptable screening.

4. Provisions: All other provisions of section 9-7-5 of this title apply.

N. Lighting: The following requirements are in addition to the requirements in section 9-7-8 of this title:

1. The maximum height of a light pole in commercial development that falls within one hundred feet (100') of a residential zone shall be sixteen feet (16') measured from the finished grade to the top of the pole.

2. All other provisions of section 9-7-8 of this title apply.

9-11C-6: MISCELLANEOUS STANDARDS:

A. All of the miscellaneous standards of the underlying zone shall apply.

~~B. Site Plan approval is required by the Village Council with a recommendation from the Commission prior to the issuance of a building permit within the MVB overlay district.~~

~~C.~~[B. 1. Screening Of Recreational/Commercial Vehicles And Equipment:] All recreational vehicles as well as all commercial vehicles[, that are over 1 ton,] used in support of a business or any other commercial equipment parked on any lot within the MVB overlay district shall be screened from public view and all adjacent rights of way.

[2. Any vehicle with a for sale sign must belong to the property owner. Any vehicle left unmoved for 72 hours will be considered abandoned]

[3.] Landscaping: The use of [large caliper] conifer trees is encouraged for this screening. Live vegetation used for screening from Mountain View Boulevard shall be exempted from the building permit fee ~~for any other fencing used on the same lot as the vegetative screening as per an approved site plan.~~ See section 9-7-5 of this title for additional landscaping provisions.